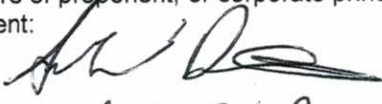


Environment Act Proposal Form



Name of the development: <b>LA COOPERATIVE PAROISSIALE DE ST. JOSEPH LTD.</b>	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): <b>CLASS 1</b>	
Legal name of the applicant: <b>LA COOPERATIVE PAROISSIALE DE ST. JOSEPH LTD.</b>	
Mailing address of the applicant: <b>GENERAL DELIVERY ANDREW DIXON</b>	
City: <b>ST. JOSEPH</b>	Province: <b>MB</b> Postal Code: <b>ROG-2C0</b>
Phone Number: <b>204-737-2378</b>	Fax: <b>204-737-2159</b> email: <b>st.jocoo@mts.net</b>
Location of the development: <b>RM OF MONT CALM</b>	
Contact Person: <b>Andrew Dixon</b>	
Street Address: <b>Hwy 201</b>	
Legal Description: <b>SW 23-2-1E</b>	
City/Town: <b>ST. JOSEPH</b>	Province: <b>MB</b> Postal Code: <b>ROG-2C0</b>
Phone Number: <b>204-737-2378</b>	Fax: <b>204-737-2159</b> email: <b>st.jocoo@mts.net</b>
Name of proponent contact person for purposes of the environmental assessment: <b>Andrew Dixon</b>	
Phone: <b>204-737-2378</b>	Mailing address: <b>ST. JOSEPH COOP GENERAL DELIVERY ST. JOSEPH, MB ROG-2C0</b>
Fax: <b>204-737-2159</b>	
Email address: <b>stjocoo@mts.net</b>	
Webpage address:	
Date: <b>may 25, 2015</b>	Signature of proponent, or corporate principal of corporate proponent: 
	Printed name: <b>ANDREW DIXON</b>

## Environment Act Proposal

La Cooperative Paroissiale De St. Joseph Ltd.

St. Joseph, Manitoba

### Introduction

La Cooperative Paroissiale De St. Joseph Ltd has been a long term supplier of agricultural products including herbicides, insecticides, fungicides, granular fertilizer and seed. The company has an existing Agricultural Warehouse in the town of St. Joseph and is expanding its operation.

### Certificate of Title

The property has been purchased from Carol Wiebe as a sub division. The property is in the process of being divided and there is no certificate available at this time. Legal description is SW 23 - 2 - 1E - see Attachment #1.

### Name of Proponent of Development

The proponent will be La Cooperative Paroissiale De St. Joseph.

### Name of Owner of the land upon which the development is intended to be constructed

Carol Wiebe

### Description of the existing land use on the site and on the land adjoining the site, as well as a description of changes that will be made in such land use for the purposes of the development

The land is now zoned Agriculture. It is being farmed now and allows the owner to sell chemical and fertilizer.

### Land use designation for the site and adjoining land as identified in a development plan adopted under the Planning Act or the City of Winnipeg Act and the zoning designation as identified in a zoning by law

Not applicable.

### Description of the proposed development and the method of operation including hours of operation

Land and buildings will follow the requirements of AWSA warehouse standards. The building will be greater than 50 meters from a zoned residential property, hospitals, schools and other buildings with high occupancy. The building will have free access on 2 sides for firefighting access. Exterior walls will have a minimum 1 hour fire resistance rating. Floor and floor support structure is constructed of non-combustible material. No active floor drains. The warehouse will have a 12" retention curbing around inside perimeter. The mechanical ventilation system will have a minimum of 2 air changes per hour. The heating system will meet required codes. Electric lights will be installed so



material handling equipment does not interfere with the installation. Lighting will be sufficient to read labels. All electrical will meet local codes. Building will have a 24 hour monitored fire and burglar alarm system. Area between warehouse and office will have a 2 hour fire rating. Exit doors swing open in direction of exit. Floor will be treated to render it impervious to chemical spill absorption. Inclines for forklift will not exceed 10 degrees and the parking lot for workers will not obstruct passage for fire and emergency vehicles.

The company will further maintain an emergency response plan and complete a drill every year with the goal of improving the plan and ensuring it works properly.

The warehouse will store up to 160,000 liters of product and is incorporating containment for an additional 22,500 liters of firefighting water. Most of the liquid can be contained within the warehouse with a small exterior containment able to hold any remaining amount. See Attachment #2 - site plan.

A 16 bin granular fertilizer system will also be set up at the facility. Each bin is 7500 bushels and will contain the following products in a variety of combinations (phosphate, urea, potash, sulphur and zinc). See Attachment #2 - site plan.

Any spills will be dealt with according to the MSDS for the product and according to Manitoba Spill Line requirements. All spills will be cleaned up immediately.

There will be no affect on the natural or heritage resources or on the environmental health, as no product will be released into the atmosphere or environment.

Potable water will be hooked up directly to the Lettelier line with a 1000 gallon septic tank used for effluent.

#### Proposed date of commencement of construction and commencement of operation

The project is expected to proceed with construction this summer and throughout the winter with full operation taking place next spring.

#### Description of all previous studies and activities relating to feasibility, exploration, or project siting and prior authorization received from government agencies

None

Description of the potential impacts of the development on the environment, including, but not necessarily limited to pollutants released in the air, impact on wildlife, impact on fisheries, impact on surface water and groundwater, forestry related impacts, impact on heritage resources and socio-economic implications resulting from the environmental impacts

None

# MUN. OF MONTCALM

PROVINCE OF MANITOBA  
HIGHWAYS DEPARTMENT

ATTACHMENT #1

